



THE APARTMENT COTTAGE

The Gift of

ANNA M. SCHWEINFURTH
TRUST



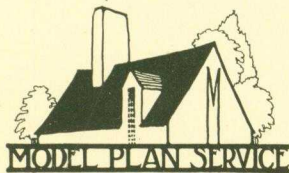
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THE man who owns his own home has a happy sense of security. He will invest his hard earned savings to improve the house he owns. He will develop it and defend it. No man ever worked for a boarding house.

—HERBERT HOOVER.



THE APARTMENT COTTAGE

Copyright
By MODEL PLAN SERVICE
1930

Price—20 cents

MODEL PLAN SERVICE

Address the STUDIO
3302 Oak St.
3725 Valentine Road
Kansas City, Mo.
2





*Let them vault spaces
and fling gables into
the blue.*

MODEL PLANS are complete working drawings, genuine blue prints, prepared with special attention to make them easy to read. They are drawn to be figured from and to be used as patterns to build by. The house above is an illustration of work done by Model Service Architects.

\$2⁰⁰ is the price of
Model Service Plans

The compactness of apartment planning adapted for the small house, the nucleus for a larger house, or a permanent, independent home in its own right. Also suitable for the summer camp and the lake site cabin.

THE APARTMENT COTTAGE

TODAY's habits of living are different from those of other days. Conveniences and comforts are demanded which were not thought of a couple of decades ago. Many families have sought the apartment dwelling, hoping there to find satisfactory living conditions and a minimum of care.

But along with apartment conveniences comes the eternal expense of rents which build no equities. With certain advantages of service comes the cooping up with the crowd. With the escape from some household duties comes the cost of maintaining appearances. It is generally admitted that the average apartment house is no place in which to rear children. In this seeking of immediate satisfaction, what provisions are being made for the days of graying vigor when a place, one's own, is so intensely to be desired? Will the minimizing of care now provide freedom from care then?

The answers cannot be summarized in some such phrase as, "Build your own Home." There are the matters of immediate finance to be balanced against tomorrow's hoped-for accomplishments. Then there is the matter of family requirements, of size of house to be settled. Shall the property be like that of our

friends? Measured by the pocketbook it often happens that it better not be. Nor should the yoke of a big house be laid across a young couple's shoulders nor saddled upon those who are just beginning to enjoy freedom.

Why not merge the desirable features of the apartment with the desired qualities of a separate house? Provide all the conveniences of an efficiency apartment and place them on a site of your own choosing. Arrange an easily serviced plan and build it out where reign Joyce Kilmer's "Trees"; out where a man may remove his collar, and the boy may have a dog.

The automobile has made otherwise distant beautiful locations but a short time from business centers. Good roads have made winter travel as reliable as summer driving. Refrigeration, electricity, automatic heat, are now in like position with "modern plumbing." As for service and supplies, they are readily accessible in all communities. Should one like a little noise as a memento of other days—just tune in upon the radio. Fire-resistant construction is available for small as well as large buildings so that the family need not risk flame hazards. Insulation of the house and the new economies of fuel utilization have assured comforts under much more direct control than that of some apartments where, even in the event of illness, a 2 A. M. fire is hardly to be had.

Here, then, is the apartment cottage. Concise in arrangement. Good looking exterior. Tasteful interiors. Built in a selected location. Flowers and fruit in season. All the comforts of a many roomed house, at a price that will not be an over-investment and not constitute a burden. Built to suit you and your immediate needs, condensed to start, but arranged for easy future extension. Designed so that you may live—unrestricted and free. And live—not breathing monoxide gas off the hot pavements—but enjoying fresh mornings, the coolness of star-

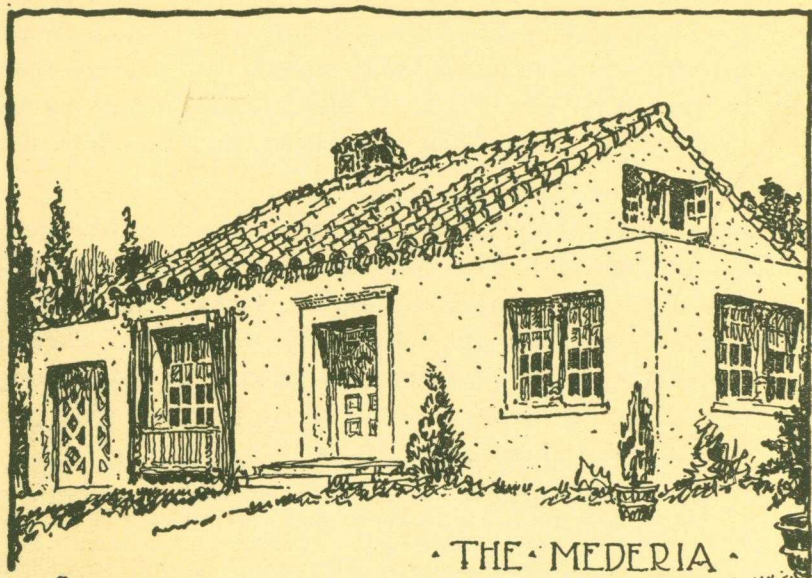
lit nights and your own grounds. Live—and let a part of the rent you've saved keep your car and buy good times, and the other part pay on account of the principal. And live—so that, happen what may, you can say, "This ground belongs to us! This roof is ours!" Upon such foundations rests the American Home.

A casual study of the accompanying plans will provide suggestions as to how this apartment cottage can be planned. Sun-lighted living rooms, ventilated sleeping places, complete bath rooms, closets, provision for comfortable dining, and efficient kitchenette equipment; all designed to provide for labor saving and for complete enjoyment, out closer to the open spaces, so that life may be lived more abundantly.

These Model Service Apartment Cottages require no basements. The original plans contemplate none. However, every plan has notations upon it indicating how a basement may be built. A basement is not necessarily required for the heating. Model Service open fire places for centralized warmth are available where it is not desired to install other types of heat. Apartment cottage owners may send their laundry out, but each kitchenette is planned for being equipped with ready arrangement for light work. The kitchenettes are really very compact kitchens with range, including oven, sink, hot and cold water, refrigerator (electrified where desired) and cabinet and drawer space. The dining spaces are indicated on the plans and are step savers. The living rooms are delightfully arranged. For sleeping—a good bed is provided in the form of Inador closet beds where bed rooms are not planned. Closets and storage spaces are present in every plan. The baths are economically set up and are complete. The type of fixtures would vary slightly, subject to your own preferences.

Model Service Apartment Cottages contemplate standard construction in the several materials shown. They are planned for permanency and continued enjoyment of the money saving. They are designed for liveability and architectural charm.

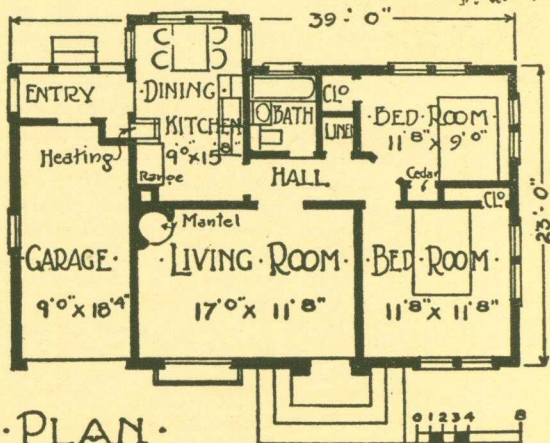
The cost of building one of these apartment cottages obviously will depend upon how thoroughly you equip it, where you build it and what materials you select for it. Therefore, we have made the cost of a set of working blue prints so low that you can well afford to send for the plans that interest you most and have the cost figured right there at home by your own builders and material men. It surely is worth while to investigate this Model Plan Service idea if you are interested in making space and your dollars do double duty.



• THE MEDERIA •



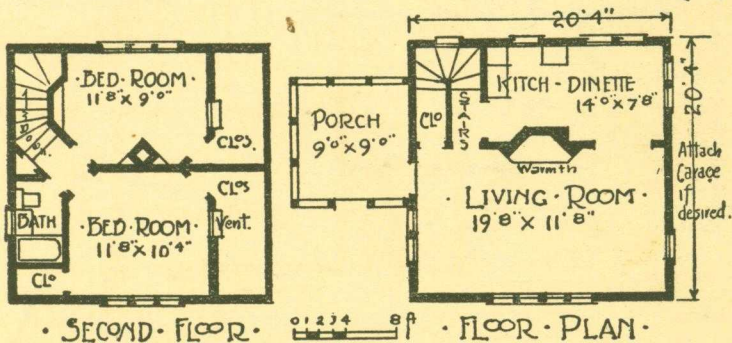
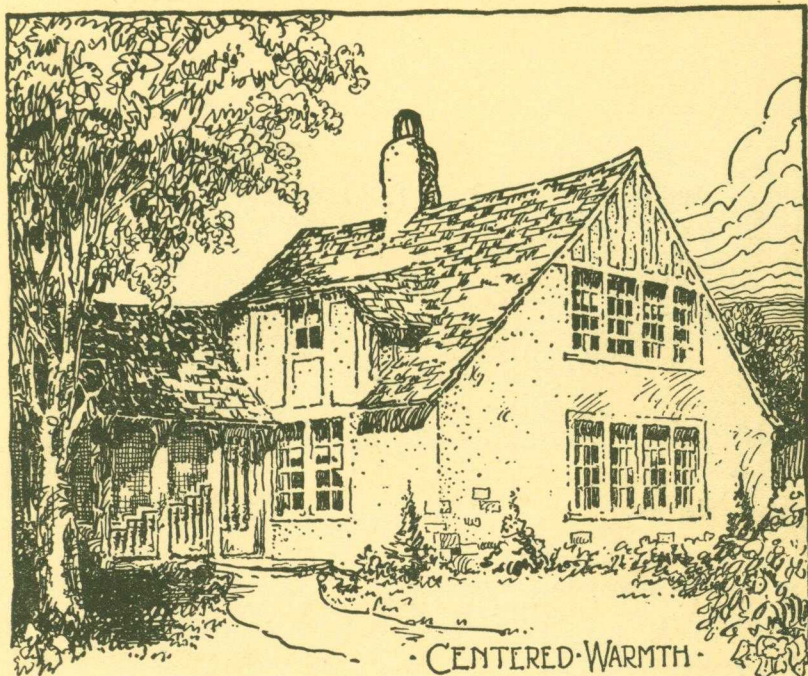
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• PLAN •

THE MEDERIA

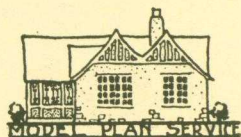
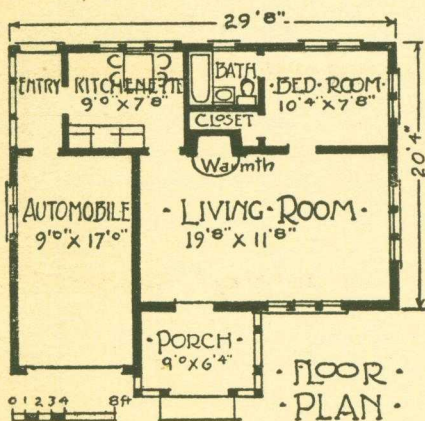
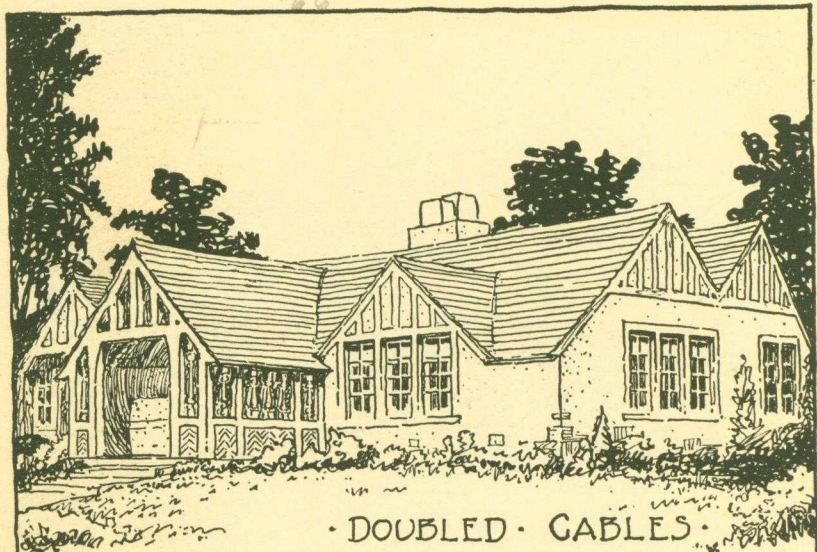
PLAN No. 406. From the sunny Mediterranean shores comes this plan. Five-room completeness. No basement. Access to the attic is by folding stair. Heating by Arcola.



CENTERED WARMTH

PLAN No. 402. A stuccoed apartment cottage, English in precedent, with second floor. Living room with centralized chimney for heating all rooms. Dinette with kitchette equipment. Two bed rooms with closets. High side ventilation. Bath off of hall.

22
 22
 44
 44
 88

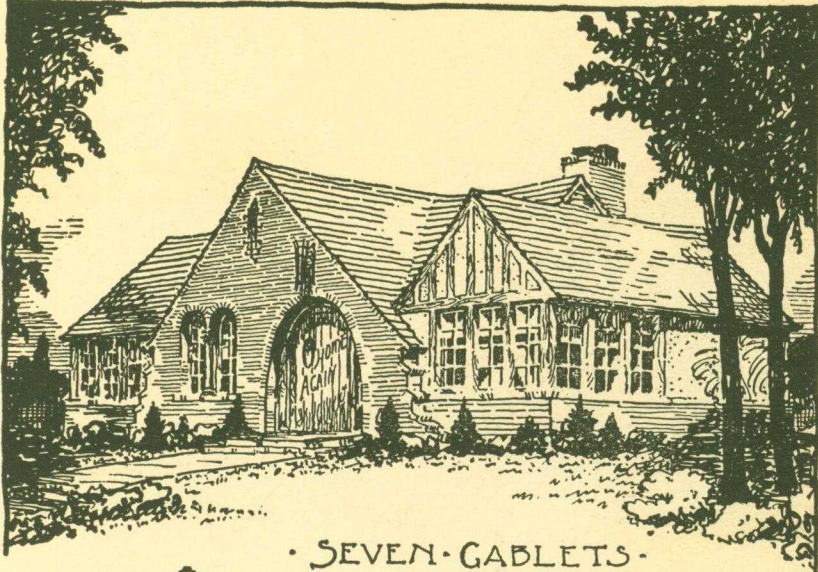


DOUBLED GABLES

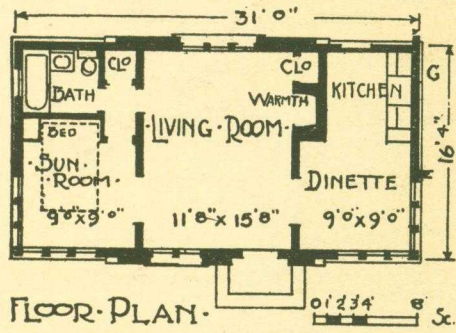
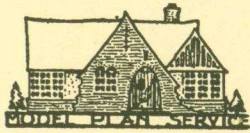
PLAN No. 308. A stuccoed, half timbered cottage that will hold its own in any community. Porch with agreeable lines. Living room with fire place. Bed room, closet and bath. Kitchenette, range, sink, refrigeration and cabinet with dining space. Entry where the washings may be done and hung in the attached garage. This convenience for there is no basement planned.

PLAN No. 309. Same except 32'-0" x 24'-4". Living room 13'-0" x 22'-4". Bed rooms 10'-4" x 11'-8". Kitchen 9'-0" x 10'-4". Entry slightly larger.

3
19
248
31
558



• SEVEN GABLETS •



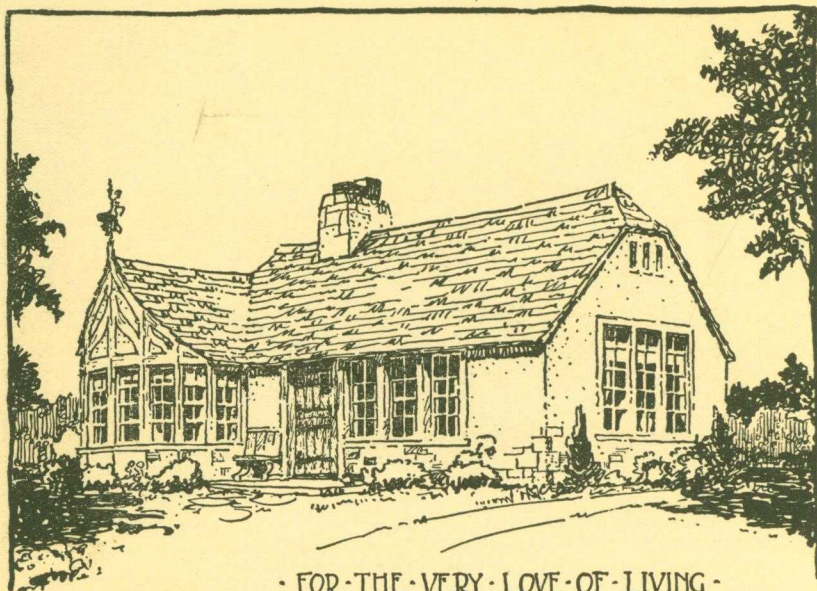
• FLOOR PLAN •

SEVEN GABLETS

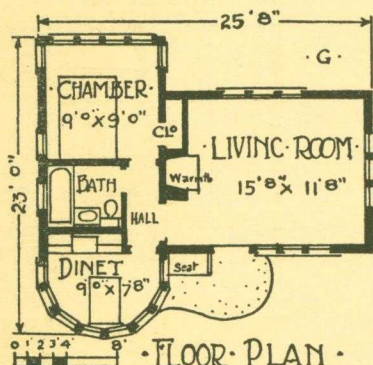
PLAN No. 306. Satisfying apartment planning housed within interesting architecture. Brick facings used in main sections. Living room with fire place. Sun room with wall fold bed, out of sight except at night. Good closets. Three-fixtured bath off of hall. Dinette and kitchen. Range, sink, refrigeration and cabinet in a unit. A complete four-room cottage with five-room efficiency, when desired. Attached garage may be arranged at G.

PLAN No. 307. Same except 36'-0" x 20'-0". Living room 14'-4" x 19'-8". Sun room 11'-8" x 11'-8". Dinette 9'-0" x 11'-8".

25
24
100
500



• FOR THE VERY LOVE OF LIVING •

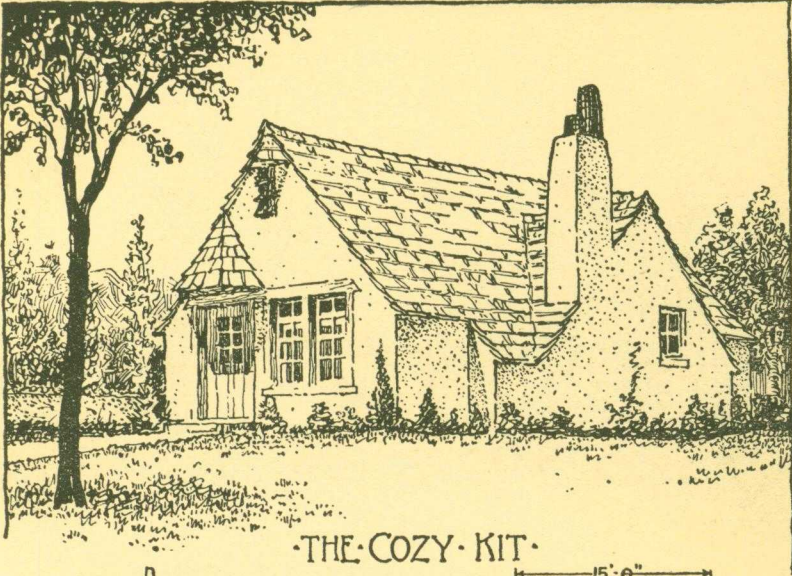


FOR THE VERY LOVE OF LIVING

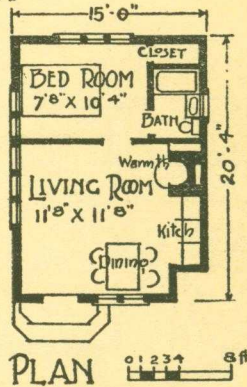
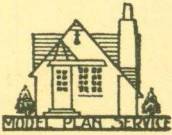
PLAN No. 302. For the very love of living, indeed! Stucco exterior. English type. Dutch door to living room. Fire place located for centralized warmth. Bed room with closet. Full three-fixture bath off hall so living room may be used as extra sleeping quarters. Dinette is equipped with the kitchette, range, sink, refrigeration and cabinet. Dinette door to outside. Garage may be attached at G.

PLAN No. 303. Same except 28'-4" x 28'-4". Living room 17'-0" x 14'-4". Bed room 10'-4" x 11'-8". Dinette 10'-4" x 9'-0".

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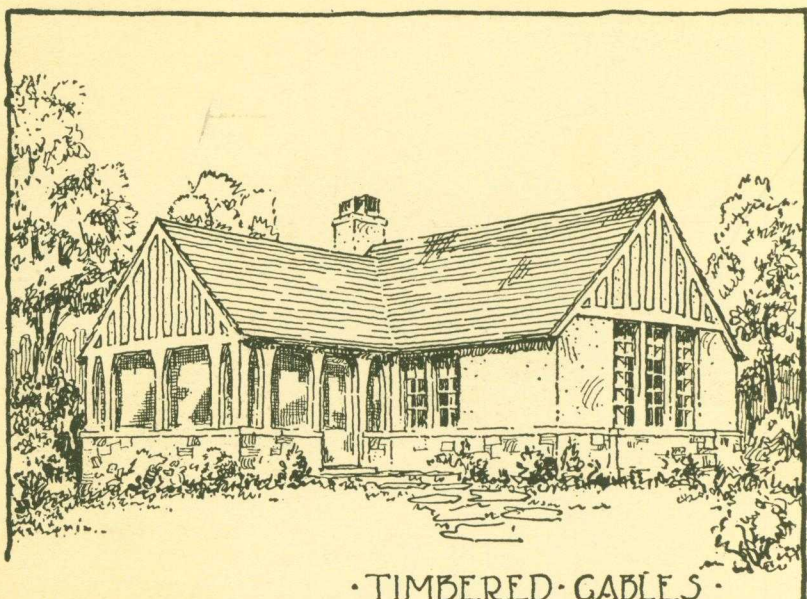
•THE COZY KIT•



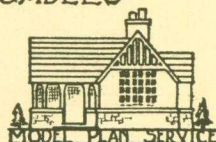
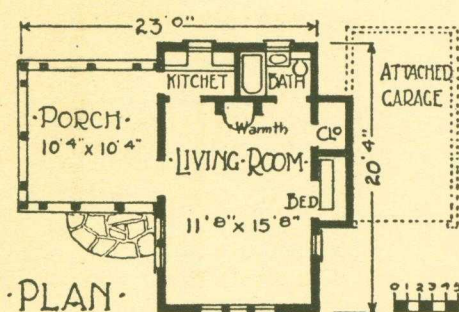
THE COZY KIT

PLAN No. 202. An English, stuccoed, apartment cottage. Very attractive. Complete living planned for. Living room with chimney piece. Kitchette is provided with range, sink, refrigeration and cabinet. Dining space is happily located. Bed room with full bath and good closet. Heating arrangement for all rooms. Garage may be attached along chimney wall without loss of ventilation. Planned for ease of conversion into a garage.

PLAN No. 203. Same except 20'-4" x 24'-4". Living room 13'-0" x 17'-0". Bed room 10'-4" x 14'-4".

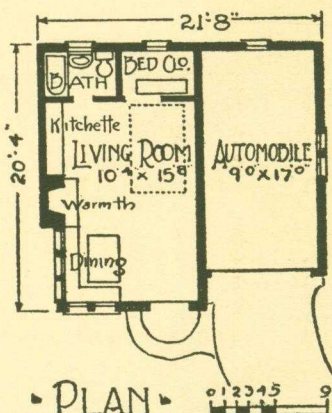
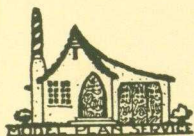
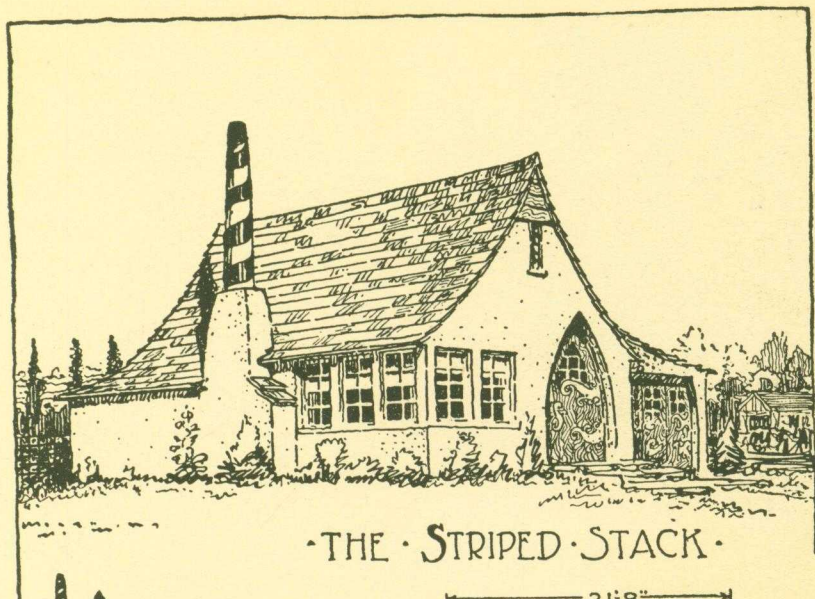


·TIMBERED·GABLES·



TIMBERED GABLES

PLAN No. 110. An apartment efficiency cottage with a roomy porch screened in. Also accessible directly from the kitchette where is the range, sink, refrigerator and cabinet. Living room with end fire place. These chimneys are designed to provide sustained heat for the cold seasons. Pivoted closet bed. Out of the way during the day. Extra closet. Full three-fixture bath. Garage may be attached as shown without blocking ventilation. Stucco exterior may be used without the stone veneering at the base. For all year round living.

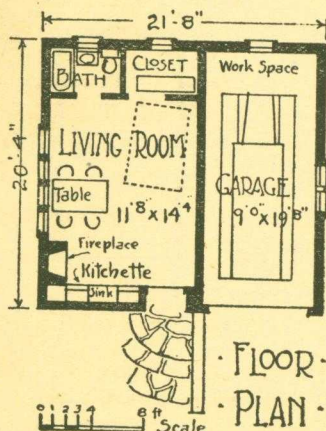
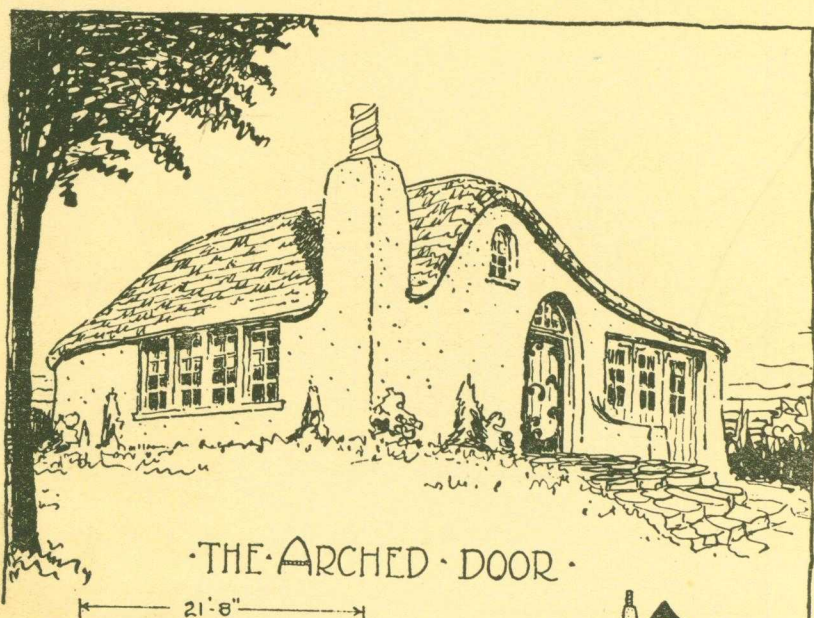


THE STRIPED STACK

· PLAN ·

PLAN No. 108. An attractive novelty that will not tire but grow in appeal. Stucco. Shingles would look well. Living room with the fire place in the middle of side wall space. Dining corner delightfully placed. Kitchette with range, sink, refrigerator and cabinet. Pivoted closet bed, out of the way in the day time. Full bath. Attached garage. Convertible into two-car garage. Would make a charming toy house at small scale, though designed for full living.

PLAN No. 109. Same except 24'-4"x24'-4". Living room 11'-8"x18'-4", and the chimney is carried up in the "Cotswold" manner.

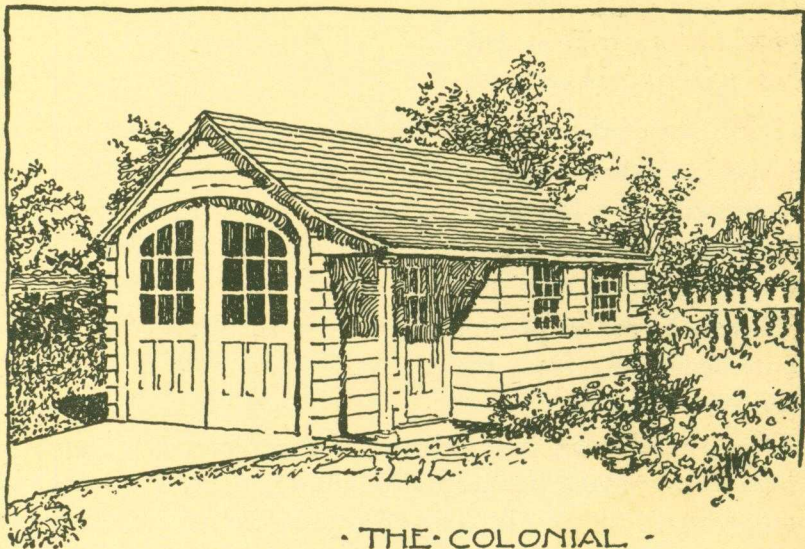


· FLOOR ·
· PLAN ·

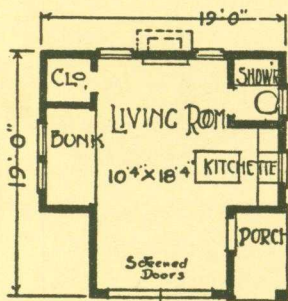
THE ARCHED DOOR

PLAN No. 106. Stucco exterior with a thatch type roof. Decidedly unique door treatment. Living room with recessed kitchette in which is the range, sink, refrigerator and cabinet. Corner chimney. Delightful dining place. Inadored closet bed, out of sight during the day. Three-fixture bath. Attached garage with work space, where washing may be hung to dry. Convertible into a two-car garage.

PLAN No. 107. Same except 24'-4" x 24'-4", with living room 14'-4" x 17'-0".



• THE COLONIAL •



• PLAN •



THE COLONIAL

PLAN No. 102. Colonial Architecture with wide siding. Shingles or stucco may be used. Living room. Bunk space will fully conceal a bed. Large closet. Two-fixture bath. Efficiency Kitchette with range, sink, refrigerator and cabinet. Dining table may be closed up in Kitchette. Garage doors purposely designed for use as wide French doors. Also making the whole readily convertible into a garage. The warmth would be supplied by the addition of a chimney. While planned for a complete apartment for full living, what a delightful playhouse it would make, built at small scale.

PLAN No. 103. Same except 20'-4"x24'-4", with living room 11'-8"x23'-8", and three-fixture bath.

*Now you may have a
home and a car too, and
that without skimping.*

Select one of the model apartment cottages illustrated herein. Choose from the viewpoint of your very own needs. They provide for complete living. Send for one of the working drawings. The cost is but \$2.00 each. Pick out a good lot. You may already own your ground.

Have a carpenter or builder give you the total cost. He can figure accurately from the plans. They contain all necessary data for estimating.

If you need financing perhaps the contractor can help you. There is always your banker and the Building and Loan Associations, whose business it is to co-operate in the erection of homes intended to be occupied by the owners.

*Here is an example of
the economics of it.*

Say that the ground is priced at \$900.00, and the 4-room capacity apartment cottage that you have selected is figured at \$1350.00, that you set aside \$50.00 for planting and reserve \$200.00 for incidentals and equipment. If you determine to pay it out in 120 months, your payment would be about \$27.75 starting with nothing. If you owned your lot your payment would be about \$18.00. Ordinarily, anyone adventuring in this delightful experience of building a home will have some cash so that the payment would very likely be very small. And half the payment builds your equity.

This is a truly economical solution of the problem of pleasant, convenient and comfortable housing. Especially for the young family just embarking upon the establishment of one more "Own your own American Home."

*The apartment cottage
gives promise of inde-
pendence to you.*

Such is the purpose of this booklet—to set forth ten suggestions for the planning and building of your own apartment residence. Send in two dollars for your choice of the plans or three plans (each one different if you like) for five dollars. Then choose the one that suits all conditions best and build, for yourself, to suit yourself, and feel that independence which comes to man and wife when they step over their own threshold and stride across their own floors and live under their own roof.

These plans are original applications developed by an architect who has had years of experience in the building of homes and in the planning of multi-family apartments. Herein is offered to you all the facilities of a several roomed house in a very minimum area; a maximum service at a minimum price; a continued minimum of work for the wife and a maximum of freedom from care for the husband; and financial easement for both with the full knowledge that those little luxuries that add so much to living need not be sacrificed.

*Complete information, good
plans and square shooting
builders make quality jobs.*

These \$2.00 model plans are complete working drawings, $\frac{1}{4}$ inch scale floor plans and elevations, and larger scale details. On the prints are outline specifications. These will be supplemented by full specifications and contract documents, for \$1.00 additional. These model plans are worked out to make everything clear and easily understood. They are GENUINE BLUE-PRINTS, each specific sheet PRINTED FOR YOU from model master tracings.

Your contractor, builder or material man will find all necessary information on these drawings and in these specifications. The plans are drawn with the endeavor to make them so easily read that anyone with a small building experience can easily build from them.

For contract purposes three sets of drawings and specifications should be provided, one for the owner, one for the builder and one to work by on the job. So a special price of \$5.00 is made upon three sets of blueprints and \$2.00 for 3 sets of specifications, which includes contract documents.

Where the proper frontage is not provided in the plans, so that you should desire plans reversed, we will print an extra set upside down without special charge.

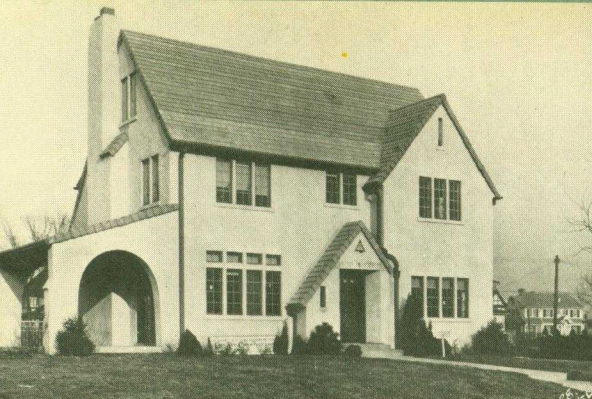
Good design—careful planning—economy of cost—permanence of construction—all have been carefully studied. We want your house to be a source of pride and comfort to you and a credit to this service in model house planning.

A special planning service is offered you for the full expression of your own individuality.

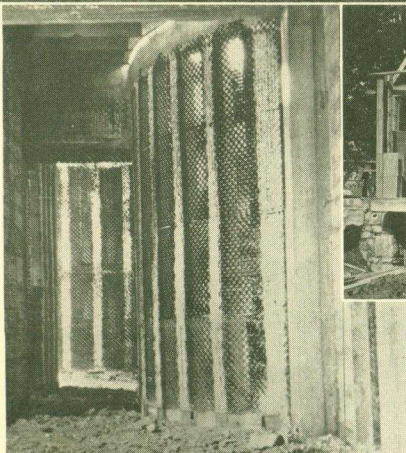
If you do not find what you require herein illustrated, tell us about your ideas. We will endeavor to assist you in the securing of a proper development of your sketch in design and plan. Before you are obligated you will be informed how much the charge will be for this special service.

Two dollars starts your dream cottage coming true.

A couple dollars is not much to spend for certainty as to the cost of building on your lot—send for at least one of these plans—see what they are—make your selection now—it is a first step toward owning your own apartment cottage.



SPECIAL SERVICE PLAN-
NING by MODEL SERVICE
ARCHITECTS



The plans for this Bungalow, shown under construction, will be included in one of the forth-coming booklets.

CON TEE Fire proof construc-
tion for the small home.

ORDER BLANK *Use this blank if you like—write plainly.*

MODEL PLAN SERVICE

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_____ Sets of Specifications for the above at \$1.00 each—3 for \$2.00

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unit efficiency with the small home 10 PLANS

THE SECOND:

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ning for joyous living." 10 SUGGESTIONS

THE THIRD:

"BUILD IT WITH THE INTEREST SAVED." Study
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\$2.00 BLUE PRINT WORKING DRAWINGS will be available
of the entire group of 60 sketches

Sketches, plans and descriptive text, and the model working blueprints are
being specially created to help you build well.

These sketches are available at the price of a 2c stamp each, 20c per booklet,
prepaid to you.

\$1.00 sent now will assure all being sent to you as they come
fresh off the presses. Get your name on the mailing list.

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